



Egerton Gardens
Knightsbridge, SW3

CHESTERTONS





A stunning first floor flat with balcony, situated at the rear of this attractive period building and offering wonderful open views of this exclusive garden square in Knightsbridge.

The property forms part of a well maintained period conversion with good common parts, lift, caretaker and communal gardens to which residents have access.

Egerton Gardens is a highly regarded address, conveniently located only a short walking distance from the world famous Harrods and Harvey Nichols, the designer boutiques including international fashion houses like Burberry, Michelin star restaurants, some of London's most famous museums and the Royal Albert Hall. Hyde Park with its scenic beauty is conveniently located nearby. Transport links are superb with Knightsbridge underground station only moments away whilst Heathrow is only 40 minutes by car.

- First Floor Flat
- Garden Views
- Lift access
- Access to Communal Gardens
- Caretaker
- Newly refurbished

Asking Price £875,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 170 years (expiring 21/09/2195)

Service Charge: £4,123 per annum

Ground Rent: Peppercorn

Local Authority: Kensington and Chelsea

Council Tax Band: F

Chestertons Knightsbridge & Belgravia Sales

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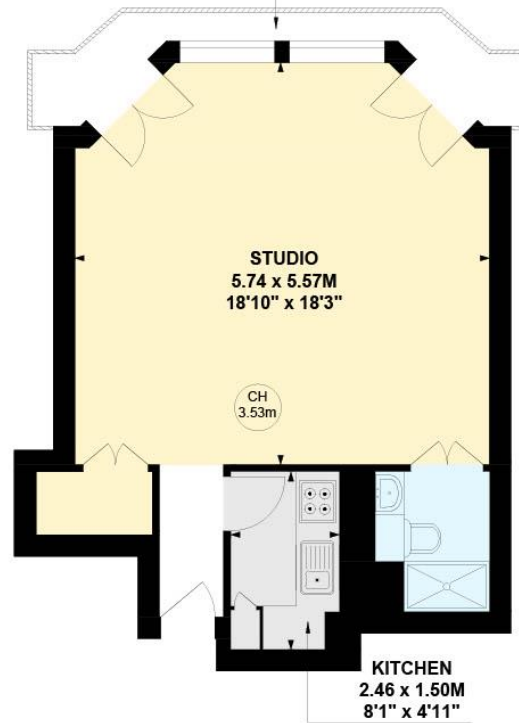
020 7235 8090

Southwell House, SW3

Approximate gross internal area
41.87 sq m / 450 sq ft

Key :
CH - Ceiling Height

BALCONY
3.46 x 1.00M
11'4" x 3'3"



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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